074.0	0002	0006.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	794,800 /	794,800
					USE VALUE:	794,800 /	794,800
					ASSESSED:	794,800 /	794,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BHACHECH SHREEDEEP K &
Owner 2:	NAIK ASHKA
Owner 3:	
Street 1:	123 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NOBLE ANDREW J/CAROLYN G -
Owner 2:	-
Street 1:	123 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,767 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1963, having primarily Wood Shingle Exterior and 1804 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8767.000	316,700		478,100	794,800
Total Card	0.201	316,700		478,100	794,800
Total Parcel	0.201	316,700		478,100	794,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.58 | /Parcel: 440.5

Legal Description

User Acct 46612

GIS Ref

GIS Ref

Insp Date 02/14/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 074.0-0002-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,700	0	8,767.	478,100	794,800	794,800	Year End Roll	12/18/2019
2019	101	FV	280,700	0	8,767.	478,100	758,800	758,800	Year End Roll	1/3/2019
2018	101	FV	280,700	0	8,767.	409,800	690,500	690,500	Year End Roll	12/20/2017
2017	101	FV	280,700	0	8,767.	382,500	663,200	663,200	Year End Roll	1/3/2017
2016	101	FV	280,700	0	8,767.	327,800	608,500	608,500	Year End	1/4/2016
2015	101	FV	256,100	0	8,767.	293,700	549,800	549,800	Year End Roll	12/11/2014
2014	101	FV	256,100	0	8,767.	271,800	527,900	527,900	Year End Roll	12/16/2013
2013	101	FV	256,100	0	8,767.	259,200	515,300	515,300		12/13/2012

!6185!

PRINT

Date	Time
12/10/20	20:59:20

LAST REV

Date	Time
09/20/17	13:56:00
danam	

PAT ACCT. 6185

USER DEFINED

Prior Id # 1:	46612
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NOBLE ANDREW J/	62587-114		9/5/2013		570,000	No	No		
CORTESE GRACE C	51337-214		6/20/2008		485,500	No	No		
	18842-1		1/1/1988		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2017	1067	Inter Fi	20,000	C				
8/18/2015	1151	Solar Pa	35,874		8/18/2015			Install 32 solar p

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
2/14/2009	Meas/Inspect	372	PATRIOT
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8767		Sq. Ft.	Site		0	70.	0.78	4									478,107						478,100	

Total AC/HA: 0.20126 | Total SF/SM: 8767 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 478,107 | Spl Credit | Total: 478,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	103133
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389085
Depreciation:	72370
Depreciated Total:	316715

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

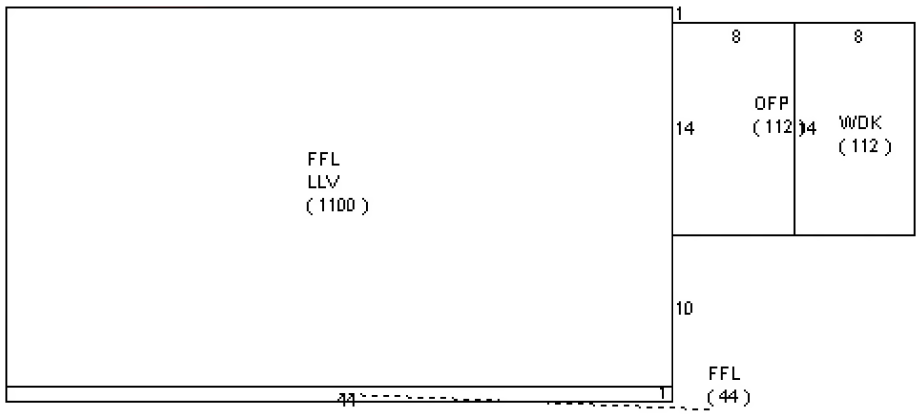
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.06
Special Features:	0	Val/Su Net:	128.32
Final Total:	316700	Val/Su SzAd	276.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,144	128.240	146,703
LLV	Lower Level	1,100	89.730	98,707
OFP	Open Porch	112	31.230	3,498
WDK	Deck	112	14.930	1,672

Net Sketched Area:	2,468			Total:	250,580
Size Ad	1144	Gross Are	2468	FinArea	1804

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X16	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	